



David Gigliotti
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

89 San Remo Drive Avondale Heights VIC 3034

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,065,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

*House

X

*Unit

Suburb

Avondale Heights

Period-from

01 May 2018

to

30 Apr 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6 Rowe Court Avondale Heights VIC 3034	\$1,170,000	22-Nov-18
5 Lisa Court Avondale Heights VIC 3034	\$1,050,000	14-Feb-19
4 Camlarni Close Avondale Heights VIC 3034	\$1,040,000	03-Nov-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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**6 Rowe Court Avondale Heights
VIC 3034**

4 3 2

Sold Price

\$1,170,000

Sold Date

22-Nov-18

Distance

0.37km



**5 Lisa Court Avondale Heights VIC
3034**

3 3 2

Sold Price

\$1,050,000

Sold Date

14-Feb-19

Distance

0.4km



**4 Camlarni Close Avondale Heights
VIC 3034**

4 2 2

Sold Price

\$1,040,000

Sold Date

03-Nov-18

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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